

PROPERTY LOCATION

No	Alt No	Direction/Street/City
240		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Owner 1:	COPPERMAN AMY				
Owner 2:	JACKSON TOBEY				
Owner 3:					
Street 1:	240 MYSTIC VALLEY PKWY				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	KELLY JULIA--ETAL -		
Owner 2:	HODENIUS VALARIE -		
Street 1:	240 MYSTIC VALLEY PKWY		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Clapboard Exterior and 1933 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6044		Sq. Ft.	Site		0	80.	0.90	1			Med. Tr	-10					432,949						432,900	
Total AC/HA:	0.13875			Total SF/SM:	6044		Parcel LUC:	101	One Family			Prime NB Desc	ARLINGTON							Total:	432,949		Spl Credit			Total:	432,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

EXTERIOR INFORMATION

Type:	15	- Old Style
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	2	- Clapboard
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREEN	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1925	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G15	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1925	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Features:		Total:	4,700
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BATH FEATURES

Full Bath:	1	Rating:	Excellent
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	GD	- Good	18.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			18.6%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.28100955
Const Adj.:	0.98000199
Adj \$ / SQ:	169.478
Other Features:	97250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451106
Depreciation:	83906
Depreciated Total:	367200

COMMENTS

CRAWL SPACE. OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 8			BRs: 4			Baths: 1			HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

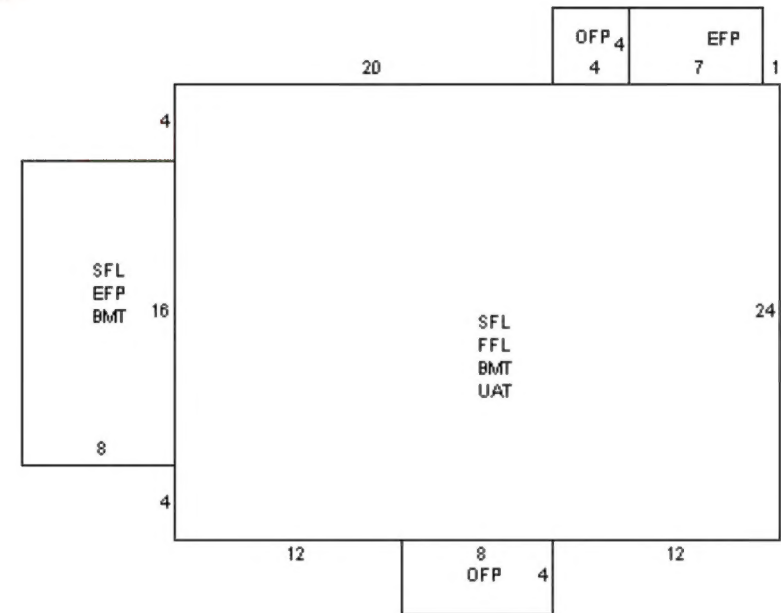
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Dep:	169.48	
Special Features:	0	Val/Su Net:	124.22	
Final Total:	367200	Val/Su SzAd	220.67	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	896	55.720	49,92	
SFL	Second Floor	896	169.480	151,85	
FFL	First Floor	768	169.480	130,15	
UAT	Upper Attic	192	67.790	13,01	
EFP	Enclos Porch	156	43.780	6,83	
OFF	Open Porch	48	43.120	2,07	
Net Sketched Area:		2,956	Total:	353,85	
Size Ad	1664	Gross Area	3532	FinArea	193

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

